



Stantec Consulting Services Inc.

One Carlson Parkway, Suite 100
Plymouth, MN 55447

August 21, 2024

Daniel Buchholtz
City of Spring Lake Park
1301 81st Avenue Northeast
Spring Lake Park, Minnesota 55432

Dear Mr. Buchholtz,

Reference: Proposal for a Phase II Environmental Site Assessment for 8478/8476 Highway 65 Northeast, Spring Lake Park, Hennepin County, Minnesota (the Subject Property)

Stantec Consulting Services Inc. (Stantec) has prepared this proposal to provide a Phase II Environmental Site Assessment (ESA) for the Subject Property located at located at 8478/8476 Highway 65 Northeast, Spring Lake Park, Hennepin County, Minnesota. The Subject Property consists of approximately 0.3 acres of land developed with a one-story, approximate 3,500 square foot restaurant with a basement and paved parking/driving areas. Stantec understands that the City of Spring Lake Park is considering purchasing and redeveloping the Subject Property.

Stantec completed a draft Phase I ESA dated July 25, 2024, for the Subject Property which identified the following recognized environmental condition (REC):

“The historical city directories identified Spring Lake Park Cleaners & Launderers, Servall Laundry, and Central Cleaners in the north adjoining building from approximately 1967 to 1988. Based on the length of occupancy, likely use of chlorinated solvents (i.e. tetrachloroethene) in the dry-cleaning process, and proximity to the Subject Property, a potential release represents a REC for the Subject Property.”

This Phase II ESA is proposed to assess the REC identified during completion of a recent Phase I ESA and to evaluate soil, groundwater, and vapor conditions at the Subject Property in preparation of acquisition and/or redevelopment activities.

Scope of Service

The Phase II ESA will include the following scope of services:

- Prepare a site-specific health and safety plan and complete a tailgate safety meeting with Stantec field staff and the drilling subcontractor prior to commencing with the fieldwork.
- Complete three (3) environmental soil borings to approximately 15 feet and assess current soil and groundwater conditions. The boring locations will be located adjacent to the former laundry services facility and are shown on the attached sampling location diagram. During the advancement of the soil borings, soil samples will be collected to boring termination. Following sampling, the borings will be sealed per Minnesota Department of Health (MDH) regulations.
- Provide field oversight of soil boring, sample collection and field-screening of soil for the presence of volatile organics with a photoionization detector (PID) and collect soil samples for laboratory

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analysis. Soil classification will also be performed in the field in accordance with ASTM Method D2488, Standard Practice for Description and Identification of Soils. A log will be created for the soil boring showing stratigraphic sequence and associated field screening notes and observations. Visual evidence of contamination will be noted on the field geologist's log.

- Stantec proposes to collect one soil sample from each of the soil borings for analyses of volatile organic compounds (VOCs) using EPA Method 8260B. Soil samples will be collected at the interval(s) revealing the highest PID response or at intervals revealing visual evidence of contamination. In the absence of obvious soil impacts, soil samples will be analyzed from intervals deemed most likely to be impacted based on other factors or from the upper fill soils.
- If encountered, collect three (3) groundwater samples for analyses of VOCs. Groundwater is expected between 10-15 feet below grade.
- In accordance with Minnesota Pollution Control Agency (MPCA) Vapor Intrusion Best Management Practices (BMPs), Stantec will complete a Building Survey Form prior to sampling. Stantec also proposes install four (4) temporary sub-slab vapor sampling points and collect four (4) sub-slab soil vapor samples for analysis of VOCs using EPA Method TO-15 Method per the recommended MPCA BMP sampling density (~3,500 square feet). Laboratory provided; batch certified 1-liter sampling canisters with negative pressure will be used to collect the sub-slab vapor. The sample ports will be installed by drilling a 5/8" hole through the floor slab and installing a Vapor Pin™. Prior to sample collection, a MPCA recommended "shut in" test and associated water dam will be completed to affirm tightness of the vapor sampling apparatus. Following vapor sampling, a PID will be connected to the sampling tubing and a reading will be recorded. The vapor port will be removed upon completion of sampling and the hole patched with concrete.
- Advance two (2) soil gas probes using hand auger. The vapor probes will be advanced to 5 feet below grade and pulled back to approximately 1 foot to allow for vapor collection and the annulus between the vapor sampling tooling and ground surface will be sealed with a hydrate bentonite mixture. Prior to sample collection, an MPCA recommended "shut in" test will be completed to affirm tightness of the vapor sampling apparatus. Laboratory provided, batch certified 1-liter sampling canisters with negative pressure will be used to collect the sub-slab vapor. The vapor samples will be analyzed for VOCs using EPA Method TO-15. Following sampling collection, the probe tooling will be removed, and probe hole will be sealed with bentonite.
- Investigation derived wastes (IDW) (e.g., soil cuttings, purge water, and PPE) will be containerized, labeled, and left on-site pending laboratory analysis of the samples, if appropriate. If not grossly impacted, soil cuttings and purged groundwater can be thin-spread in gravelly or landscaped areas with client/owner approval.
- Prepare a draft Phase II report, with supporting figures, data results and appendices for your review and comment.
- Complete a final Phase II ESA report.

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The scope of services is not intended to identify every chemical possibly associated with the Subject Property plus the scope of services is not intended to determine the extent of magnitude of contamination, if present. If impacts are identified, the client, owner, or other potentially responsible party may have reporting obligations per Minnesota statutes. Also note that if the Subject Property is enrolled into the MPCA Voluntary Brownfield Programs, additional investigation may be required to obtain requested liability assurance/closure letters and the fee does not include a second seasonal round of vapor sampling.

Public and Private Utilities Identification

- Prior to initiating the proposed drilling activities, Stantec's subcontractor will notify "Gopher One Call" to identify any publicly owned underground utility lines in the vicinity of the drilling site. Public utility lines buried at the Subject Property will be located by the appropriate public utility company and indicated on the ground surface with flags and/or paint. The drilling subcontractor will not advance borings closer than the recommended distances from each of the public utility lines.
- Private utility lines may also be buried at the Subject Property. Stantec's drilling contractor will retain a private utility contractor to locate private buried utilities (i.e., private sewer, private electric, private gas or underground storage tank systems). Please note that some private lines made of clay, cement or tile or other materials that are not identifiable by private locators. Stantec requests that the soil boring locations be approved by the Subject Property owner as Stantec is not responsible for damage to private utility systems or releases that may result from inaccurately located utilities. A fee for the private utility locator of \$475 is included in this proposal.

Schedule

Stantec estimates the following standard project timeline:

- Phase II ESA Field Work – within 15 business days of authorization;
- Phase II ESA laboratory results within 10 business days of completing field work; and
- Phase II ESA Report – within 15 business days of receiving lab results;

If an expedited timeline is necessary Stantec will work with you to accommodate your schedule as necessary. Additional costs may apply for rush lab charges or drilling contractor fees.

Cost Estimate

Stantec estimates a cost of **\$11,360** for the environmental investigation, sampling, and reporting services to be billed on a time and material (T & M) basis. Any deliverables outside of the defined scope will be charged T&M based on the attached rate table. This is an estimate only, not a limit, invoices will reflect the actual effort it takes to complete the scope of work proposed. Also note that the above costs do not include management/disposal of IDW, MPCA Voluntary Brownfield Program fees, or follow-up reporting.

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We appreciate the opportunity to be of service and request that you call if you have any questions regarding this proposal.

Regards,

Stantec Consulting Services Inc.



Jeannie Martin, MBA
Senior Project Manager
651.497.9642

Jeannie.martin@stantec.com



Eric Sommes
Senior Associate
Phone: 612-709-7198
Eric.stommess@stantec.com

By signing this proposal, the City of Spring Lake Park authorizes Stantec to proceed with the services herein described and the Client acknowledges that it has read and agrees to be bound by the terms in the Master Services Agreement dated September 6, 2023.

This proposal is accepted and agreed on the ____ day of _____, _____.

Per: City of Spring Lake Park

Print Name & Title

Signature

Attachment: Proposed Sampling Location Diagram